



**Board of Commissioners of Cook County  
Zoning and Building Committee Minutes**

**Wednesday, June 10, 2015**

**10:00 AM      Cook County Building, Board Room, Rm. 569  
118 North Clark Street, Chicago, Illinois**

**ATTENDANCE**

**Present:** Chairman Silvestri, Vice Chairman Murphy, Commissioners Arroyo, Boykin, Butler, Daley, Fritchey, Gainer, García, Gorman, Goslin, Moore, Schneider, Sims, Steele and Suffredin (16)

**Absent:** Commissioner Tobolski (1)

**PUBLIC TESTIMONY**

Chairman Silvestri asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code.

1. Mary Hartsfield, Vice President, Warriors on the Watch, Inc
2. George Blakemore, Concerned Citizen

**15-3741**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 5/20/2015

**A motion was made by Vice Chairman Murphy, seconded by Commissioner Steele, that this Committee Minutes be approved. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Vice Chairman Murphy, Commissioners Arroyo, Boykin, Butler, Daley, Fritchey, Gainer, García, Gorman, Goslin, Moore, Schneider, Sims, Steele and Suffredin (16)

**Absent:** Commissioner Tobolski (1)

**SPECIAL USE**

**15-3601**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Special Use SU 15-03

**Township:** Northfield

**County District:** 14

**Property Address:** 4115 Lake Cook Road, Northbrook, Illinois

**Property Description:** The Subject Property consists of approximately 0.50 acres located on the south side of Lake Cook Road approximately 202 feet east of Constance Lane in unincorporated Northfield Township.

**Owner:** Leo & Patricia Orlando, 4115 Lake Cook Road, Northbrook, Illinois

**Agent/Attorney:** Paul Kolpak, Kolpak & Learner, 6767 N. Milwaukee Avenue, Suite 202, Niles, Illinois  
**Current Zoning:** R-4 Single Family Residence District

**Intended use:** The Applicant seeks a Special Use for a Unique Use for his client to reside and operate a landscaping business from a single family home and use the existing garage and shed for storage of business vehicles.

**Recommendation:** ZBA Recommendation is that the application be granted.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 5/20/2015

Zoning Board Recommendation date: 5/20/2015

County Board extension granted: N/A

**A motion was made by Commissioner Goslin, seconded by Vice Chairman Murphy, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Vice Chairman Murphy, Commissioners Arroyo, Boykin, Butler, Daley, Fritchey, Gainer, García, Gorman, Goslin, Moore, Schneider, Sims, Steele and Suffredin (16)

**Absent:** Commissioner Tobolski (1)

**15-3697**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Special Use for Planned Unit Development (PUD) - Final Plat -- SU-14-03

**Township:** Northfield

**County District:** 14

**Property Address:** 1677 W. Mission Hills Road, Northbrook, Illinois 60062

**Property Description:** Subject property is approximately 44 acres. It is located North of Techny Road and West of Western Ave. PIN#s 04-18-200-037-0000.

**Owner:** Chicago Title Land Trust Co. Trust Agreement 5/9/2013 T#8002361908, 10. S. LaSalle Street. Suite 2750 Chicago, Illinois 60601

**Agent/Attorney:** RSD Mission Hills LLC-Red Seal Development Corp. 425 Huel Road, Building 18, Northbrook, Illinois 60062

**Current Zoning:** R-6 General Residence District

**Intended use:** Planned Unit Development of 137 residential units

**Recommendation:** Approval of Final PUD

**Conditions:** Declaration of Covenants, Conditions and Restrictions in connection with Mission Hills/Provenance Development.

**Objectors:** N/A

**History:**

Zoning Board Hearing: 7/9/2014, 7/21/2014, 9/17/2014, 10/8/2014, 11/10/2014 and 5/20/2015

Zoning Board Recommendation date: 9/17/2014, 12/15/2014 and 5/20/2015

County Board extension granted: N/A

**A motion was made by Commissioner Goslin, seconded by Vice Chairman Murphy, that this Zoning Board of Appeals Recommendation be recommended for approval. Commissioner Suffredin called for a roll call. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Vice Chairman Murphy, Commissioners Arroyo, Daley, García, Goslin, Moore, Schneider, Sims, and Steele (10)

**Nays:** Commissioners Boykin, Butler and Suffredin (3)

**Present:** Commissioner Fritchey (1)

**Absent:** Commissioners Gainer, Gorman and Tobolski (3)

**VARIATIONS**

15-3577

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 15-21

**Township:** Lyons

**County District:** 17

**Property Address:** 6146 S. Peck Avenue, La Grange Highlands, Illinois

**Property Description:** The Subject Property consists of approximately .43 acres, located on the west side of Peck Avenue approximately 402.14 feet north of Willow Springs Road.

**Owner:** Millie Hozjan, 1623 W. Grand, #1W, Chicago, Illinois 60622

**Agent/Attorney:** None

**Current Zoning:** R-4 Single Family Residence

**Intended use:** Applicant seeks a variance to reduce the lot area from the minimum required 20,000 square feet to an existing 18,882 square feet to construct a single family residence with an attached garage.

**Recommendation:** ZBA Recommendation is that the application be granted.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 5/20/2015

Zoning Board Recommendation date: 5/20/2015

County Board extension granted: N/A

**A motion was made by Vice Chairman Murphy, seconded by Commissioner Steele, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Vice Chairman Murphy, Commissioners Arroyo, Boykin, Butler, Daley, Fritchey, Gainer, García, Gorman, Goslin, Moore, Schneider, Sims, Steele and Suffredin (16)

**Absent:** Commissioner Tobolski (1)

**15-3578**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 15-22

**Township:** Palatine

**County District:** 14

**Property Address:** 100 E. Kimberly Avenue, Palatine, Illinois

**Property Description:** The Subject Property consists of approximately .53 acres, located on the northeast corner of Kimberly Avenue and Edgar Street.

**Owner:** Eric Horcher, 100 E. Kimberly Avenue, Palatine, Illinois

**Agent/Attorney:** Reitan Architects, LLC- Edwin Reitan, 1325 Wiley Road, Suite 166, Schaumburg, Illinois 60173

**Current Zoning:** R-4 Single Family Residence

**Intended use:** Applicant seeks a variance to (1) reduce corner side yard setback from the minimum required 25 feet to an existing 23' -10 - 15/16" and (2) reduce the rear yard setback from the minimum required 50 feet to 28 feet and 4 inches in order to construct an addition (an attached 2 car garage and a family room) to a single family residence.

**Recommendation:** ZBA Recommendation is that the application be approved.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 5/20/2015

Zoning Board Recommendation date: 5/20/2015

County Board extension granted: N/A

**A motion was made by Commissioner Goslin, seconded by Commissioner Schneider, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Vice Chairman Murphy, Commissioners Arroyo, Boykin, Butler, Daley, Fritchey, Gainer, García, Gorman, Moore, Schneider, Sims, Steele and Suffredin (16)

**Absent:** Commissioner Tobolski (1)

**15-3579**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 15-23

**Township:** Schaumburg

**County District:** 15

**Property Address:** 17 Lunt Avenue, Schaumburg, Illinois

**Property Description:** The Subject Property consists of approximately .43 acres, located on the south east corner of Lunt Avenue and Myrtle Park Street.

**Owner:** Jerome White, 17 Lunt Avenue, Schaumburg, Illinois

**Agent/Attorney:** None

**Current Zoning:** R-4 Single Family Residence

**Intended use:** Applicant seeks a variance to increase the height of the fence in the corner side yard from maximum allowed 3 feet to 6 feet.

**Recommendation:** ZBA Recommendation is that the application be granted.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 5/20/2015

Zoning Board Recommendation date: 5/20/2015

County Board extension granted: N/A

**A motion was made by Commissioner Schneider, seconded by Commissioner Goslin, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Vice Chairman Murphy, Commissioners Arroyo, Boykin, Butler, Daley, Fritchey, Gainer, García, Gorman, Goslin, Moore, Schneider, Sims, Steele and Suffredin (16)

**Absent:** Commissioner Tobolski (1)

**ADJOURNMENT**

**A motion was made by Vice Chairman Murphy, seconded by Commissioner Steele, that this committee be adjourned. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Vice Chairman Murphy, Commissioners Arroyo, Boykin, Butler, Daley, Fritchey, Gainer, García, Gorman, Goslin, Moore, Schneider, Sims, Steele and Suffredin (16)

**Absent:** Commissioner Tobolski (1)

Respectfully submitted,



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Chairman



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Secretary

\*A video recording of this meeting is available at <https://cook-county.legistar.com>